

MINUTES from the August 10, 2011 workshop of Planning Board's Committee B:

Committee B met on this date from 3:30- 5:00 PM.

Members present: Gordon Cross, Jim Heim, Bob Keenan.

Planning staff present: BJ Grieve, Alex Hogle

Public present: none

Committee B Activity:

- Approved staff's prepared minutes from the July 27, 2011 workshop;
- Discussion re: strategy for making efficient progress. Better to focus on and process one item at a time vs. multiple items? Staff pointed out the work already accomplished (items 1-5 of the 'list' of potential zoning regulation revision items) > Committee B discussed whether to process these together as a group of items, and then proceed with single complex and more crucial items thereafter. To be clarified at Aug. 24 workshop.
- Discussed and worked on item 9 as shown above but NO ACTION WAS TAKEN. Item 9 deals with definition of *structure* as it pertains to other associated terms and definitions such as *setback* and *permanent*. Committee B briefly considered staff's drafted recommendation to address the recurring problematic matter of placement of certain types of buildings or structures within setbacks which are egregious to general public but do not technically meet current definitions of *structure* due to lack of being *permanent* by definition. Gordon Cross suggested addressing the issue by amending the definition of *setback* to include new language as follows:

7.18.045 Setback – The horizontal distance required between the right-of-way or property line, whichever is closest, and the building line. *No structures, buildings, shelters, etc. of any kind may be built (or located) in the setback area. Temporary structures of less than 50 ft² and 5 feet in height can be located in the setback area, provided they can be moved without disassembly or destruction.*
 1. Front- The setback for the front of a lot. For determining the front of a lot, see Section 7.12.070.
 2. Side- The setback for the side of a lot, when the side is not adjacent to a road. For determining the side of a lot, see Section 7.12.120.
 3. Side Corner- A lot at the junction of and fronting two or more intersecting streets is a corner lot. Corner lots have a increased setback on the side of the lot that is adjacent to a street but is not the "front" of the lot as defined in 7.12.070. For example, a lot which is at the corner of Maple Road and Birch Road, which has a home facing Maple Road and a Maple Road address would have a front setback from Maple Road and a side corner setback from Birch Road.
 4. Rear- The setback for the rear of a lot. For determining the rear of a lot, see Section 7.12.110.
- Committee B would discuss the status with the Planning Board that evening.
- Committee B set a date and time of August 24, 2011 from 3:30 – 5:00 pm for a follow-up workshop to continue focus on items on the 'list' of potential zoning regulation revision items.